1. Welcome And Roll Call By Chair

2. Approval Of July 11, 2019 Meeting Minutes
   Documents:
   ARB MINUTES 7.11.2019_DRAFT.PDF

3. Review Agenda Items To Be Discussed At Tonight’s Meeting By Chair

4. Old Business – No Items For Consideration
   4.I. Ready For Action – No Items
   4.II. Not Ready For Action – No Items

5. New Business – One (1) Item For Consideration
   5.I. Ready For Action – One (1) Item
   5.I.i. Initial Review And Discussion Of Architectural Elevations And Related Materials For
   A Gymnasium And Storm Shelter Addition Onto The North Elevation Of The
   Wildwood Middle School; Rockwood School District; NU Non-Urban Residence
   District With A Conditional Use Permit (CUP); North Side Of Manchester Road, West
   Of Pond Road (17401 Manchester Road/St. Louis County Locator Number:
   23W240052). – Ward One
   Documents:
   WILDWOOD MIDDLE SCHOOL ARB REVIEW SUBMITTAL_03-05-20.PDF
5.II. Not Ready For Action – No Items

6. Other Items – One (1) Item
   6.I. Election Of 2019-2020 Officers

7. Public Comment

8. Next Meeting Date – April 9, 2020 (Thursday)

9. Closing Remarks And Adjournment

Note: The Architectural Review Board will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Architectural Review Board meetings. Requests for reasonable accommodations should be made by contacting Jessica Stirmlinger, City Clerk at 636-458-0440 or email at jessica@cityofwildwood.com at least 48 hours prior to the start of the meeting.

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Form Center.
The Architectural Review Board meeting began at 7:00 p.m., on Thursday, July 11, 2019, in the second floor East Side Conference Area, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Board Member Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Board Member Hoffmann Chair Dial
Board Member Ritter Vice-Chair Crow
Alternate Bartelsmeyer Secretary Hensic
Commission Liaison Lee Council Liaison McCutchen

Staff present: Planner Newberry
City Officials: None
Petitioners present: Chris Fischer, Fischer and Frichtel

II. Approval of Meeting Minutes from June 13, 2019

A motion was made by Board Member Ritter, seconded by Alternate Bartelsmeyer, to approve the June 13, 2019 meeting minutes, as presented. The motion passed by a voice vote (3-0).

III. Review of Agenda Items to be Discussed at Tonight’s Meeting by Chair

IV. Old Business – No Items for Consideration

1) Ready for Action – No Items

2) Not Ready for Action – No Items

V. New Business – One (1) Item for Consideration

1) Ready for Action – One (1) Item for Consideration
a) Review and discussion of additional Architectural Elevations and related materials for an approved single family residential subdivision that consists of **one hundred ninety-two (192)** single family detached dwellings that is located on a 78.7 acre tract of land; north side of State Route 100, east side of State Route 109; R-3 10,000 square foot Residence District (Town Center “Neighborhood General District” and “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD); **P.Z. 12 and 13-15 Villages At Brightleaf, Fischer and Frichtel Custom Homes and Consort Homes. Fischer and Frichtel is requesting the review of additional elevations that are planned for six (6) of the previously approved home models.**

Planner Newberry introduced the petitioner and the request.

Discussion was held among Board Members regarding proposed elevations, which resulted in the following requested changes:

**Wyndham – Elevation 5**

1. Add appropriately-sized shutters to the window above the double garage doors.

**Glenhurst II – Elevation 1**

2. Address the configuration of the roof above the garage, as identified by the Board.

A motion by Board Member Ritter, seconded by Alternate Bartelsmeyer, to approve the elevations, with requested changes. The motion passed by a voice vote (3-0).

2) Not Ready for Action – No Items for Consideration

VI. Other Items – One (1) for Consideration

   a) Election of Officers

   Board Members agreed to postpone the election of Officers, given several Members are absent at tonight’s meeting.

VII. Public Comment

VIII. Next Meeting Date

IX. Closing Remarks and Adjournment

A motion by Alternate Bartelsmeyer, seconded by Board Member Ritter, to adjourn. The motion passed by a voice vote [4-0]. The meeting was adjourned by Vice-Chair at 7:26 p.m.
ROCKWOOD SCHOOL DISTRICT
WILDCWOOD MIDDLE SCHOOL
GYM-STORM SHELTER ADDITION & RENOVATIONS

PROJECT No. 17-15C

CITY OF WILDCWOOD
ARCHITECTURAL REVIEW BOARD SUBMITTAL

March 5, 2020

TABLE OF CONTENTS:

➢ Architectural Review Board Application
➢ Architect’s Statement
➢ Site Development Plans (PDP-1, PDP-2, PDP-3)
➢ Photographs of Existing Conditions
➢ Proposed Building Floor Plan
➢ Proposed Building Elevations (including Material Selections)
The following information and items shall be provided to the Department of Planning for processing and dissemination in association with scheduling of submittals before the City of Wildwood's Architectural Review Board (ARB). The ARB meets on the second Thursday of each month, unless otherwise changed, with the submittal deadline being 2:00 p.m. on the Monday ten (10) days prior to the meeting. If the agenda cannot support the number of submitted applications, a special meeting may be requested by the applicant or the item will be carried over to the succeeding month. A complete set of plans shall be submitted, with the information bearing an original signature and seal of the Licensed Architect upon it, before the Board will conduct its review. The completeness of the submission will aid in the understanding of the project by the Board and the relevance of its comments, as well as expedite reviews in an effort to avoid delays. Failure of the architect to sign and seal all requested items that are the subject of this review process, where applicable, or not providing the requested information identified below, will disqualify the submittal and the Department of Planning will return the packet to architect of record.

SECTION I

Project Name: Rockwood School District Wildwood Middle School Gym-Storm Shelter Addition & Renovations

Address/Location: 17401 Manchester Road, Wildwood, Missouri 63038

Applicant Contact Information: HOENER ASSOCIATES, INC. - Wade R. Welch, Project Architect 6707 Plainview Avenue, St. Louis, Missouri 63109

Zoning District/Council Ward:

SECTION II

The ARB submittal requirements shall be as follows:

- **Architects Statement**: Provide a written statement that explains the design theory utilized in the overall site and building design separately. Include items such as reasoning behind entry locations, building placement, how existing topography was utilized instead of ignored, shape, orientation and style of the building, reasoning for chosen building materials and colors, site and building lighting, etc. This statement should be written as from one architect to another and should
include design theory. In this instance, cost can be an acceptable and appropriate goal of the overall design. The statement shall close with an acknowledgment that the design is in compliance with the requirements, or it should give a description of non-compliant items, with an explanation for such.

- **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.

- **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.

- **Preliminary Floor Plans:** These plans refer to the building footprint. However, interior layout, while not reviewed, can help in understanding the footprint and elevations.

- **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.

- **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide ‘snapshots’ of several views to highlight the overall building.

- **Materials and Colors:** The submittal should include ‘finishes’ pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself.

- **Please provide twelve (12) copies of all of the above information in an 11”x17” format, formatted to fit 11”x17”, and bound into an 8.5” x 11” booklets with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect, who prepared them. Please note, larger format items are permitted and encouraged for presentation purposes at the Architectural Review Board meeting.**

The items contained in the submittal package must meet minimum requirements prescribed by the Architectural Review Board (ARB). Further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). Attendance by the petitioner with their architect(s) for presentation and discussion with the ARB is mandatory. Variances to these procedures must be agreed to by the ARB members and the Department of Planning in advance of the scheduled meeting date. If you have any further questions, please feel free to contact the Department of Planning at (636) 458-0440.
We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day 5th of March, 2020.

Applicant [signature]

Licensed Architect [signature]

Mark Reuther, Project Principal

Licensed Architect [print]

Contact Information for Applicant and Architect may be provided by attaching business cards here:

WILDWOOD

SECTION III

For Office Use Only

Application submittal accepted on: ______________________________ Initial By: Department of Planning Staff

Initial review is scheduled for: __________________________________________

Subsequent review is scheduled for: ______________________________________

Comments: ______________________________________________________________________________________

Final Approval by the ARB on: ____________________________________________

Architectural Review Board Chair
Overview:

The Rockwood School District asked our office (Hoener Associates, Inc.) to develop a gymnasium addition to the existing Wildwood Middle School campus, located at 17401 Manchester Road, Glencoe, Missouri 63038. As part of this design, we were to include a storm shelter meeting current ICC 500-2014 standard. The School District has received a grant from FEMA that will assist with paying for construction of the storm shelter area.

Site Design:

Based on the location of the existing gymnasium and support spaces in the center of the campus, the logical location for a new gymnasium is directly adjacent to the existing. The new gymnasium will function as a Physical Education and Practice Facility, supplemental to the main gymnasium.

The main site design restraint / consideration was to maintain the existing fire loop width at the north side of the building (between the building and the athletic fields. This has been reviewed in detail and the layout approved by the Metro West Fire Protection District.

Building Design:

The proposed addition will match existing construction, which was the primary focus of the exterior building design. We have utilized the same combination of two brick colors, cast stone, and trim metal (roof edges, doors & frames, etc.).

Design of the proposed addition meets the rules & regulations set forth by the City of Wildwood, as well as St. Louis County Public Works Department. In addition, we have completed the ICC-mandated independent peer review and received approval from FEMA to proceed with Phase II (Bidding & Construction) of the project.